



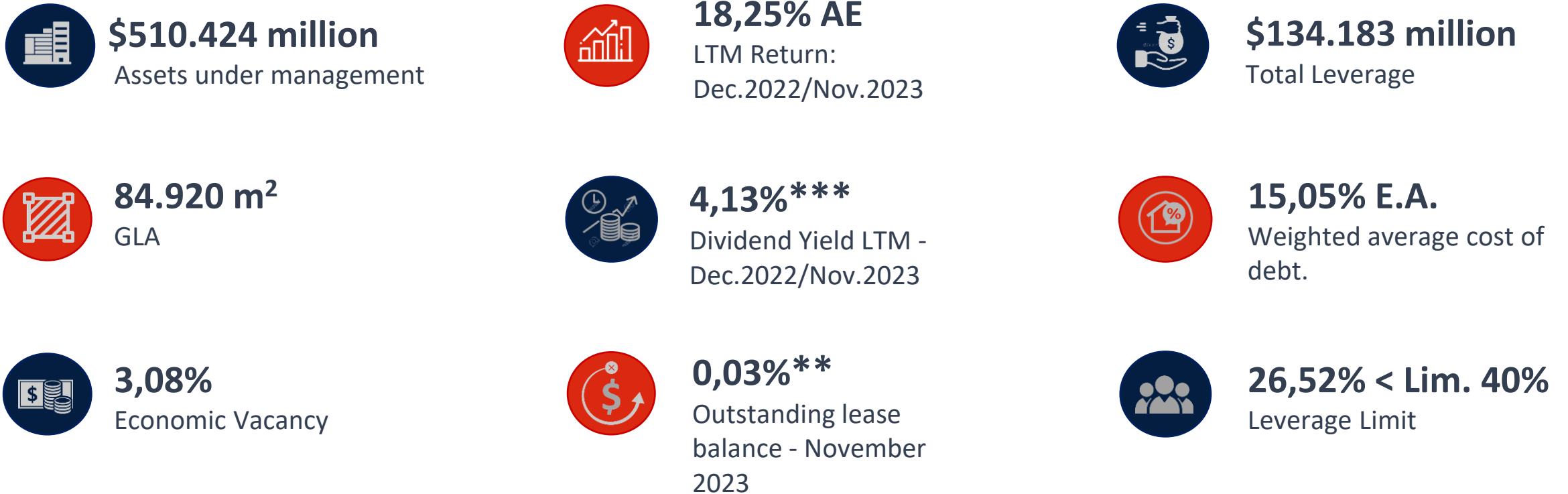
Titularizadora
COLOMBIANA

Titularizamos sueños para **Impulsar al país**

TORRE CENTRAL DAVIVIENDA



Monthly Report
November 2023



* Indicators as at November 30, 2023.

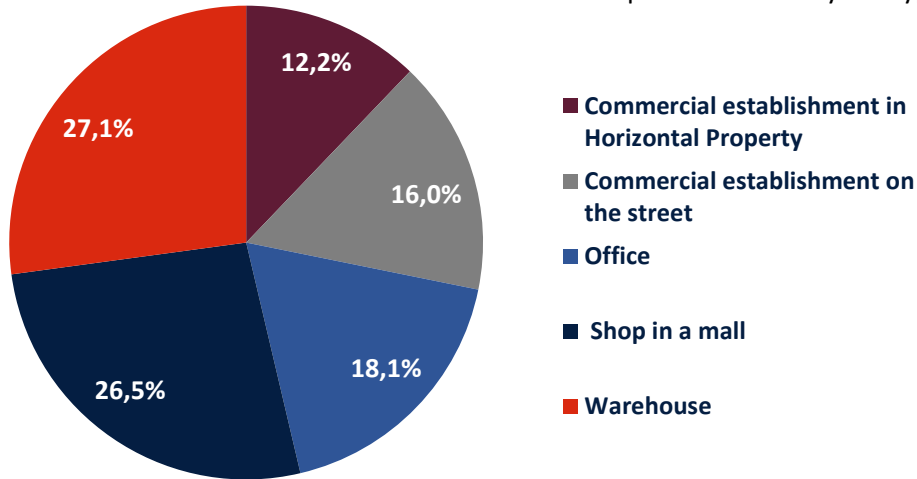
** Outstanding lease balance on operating income of previous 12 months.

*** Yields distributed average Year to date. Yield distribution in the month on the average security value for the month. LTM: Last 12 Months



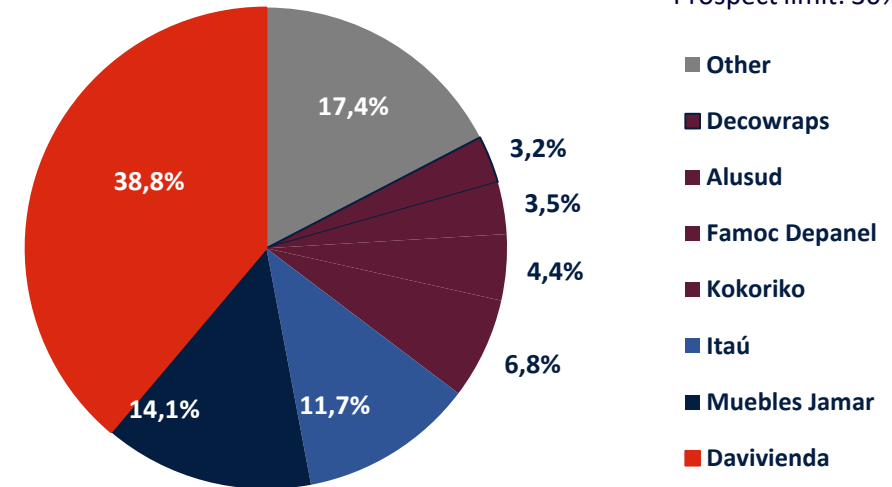
By Type of Real Estate Property

Prospect limit: 70% by the type of asset.



By Lessee**

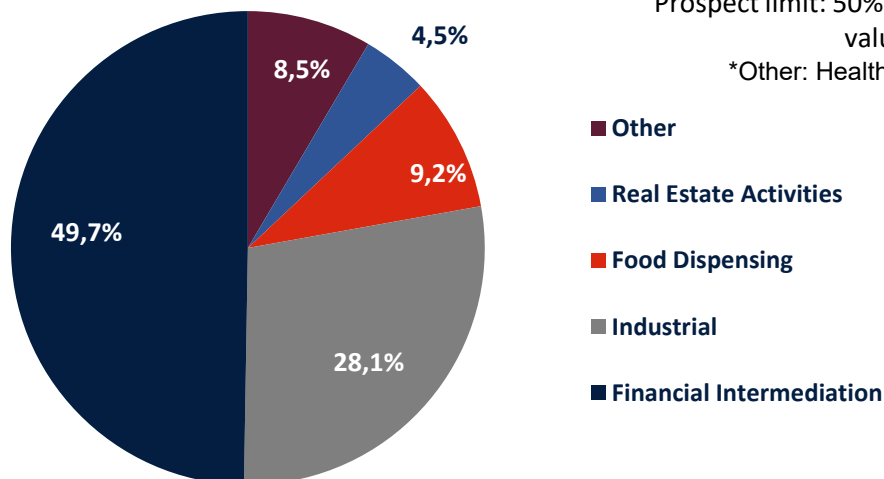
Prospect limit: 30% for income.



By Economic Sector

Prospect limit: 50% for the asset value, CIIU Code

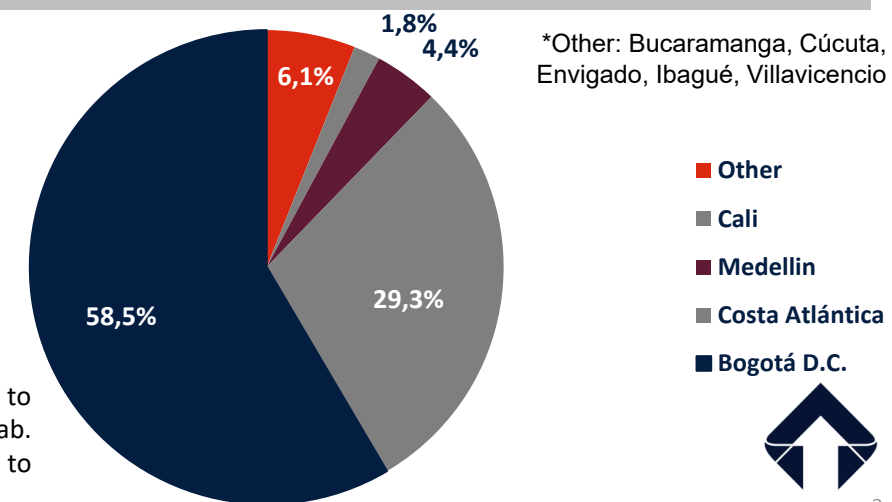
*Other: Health and Services.



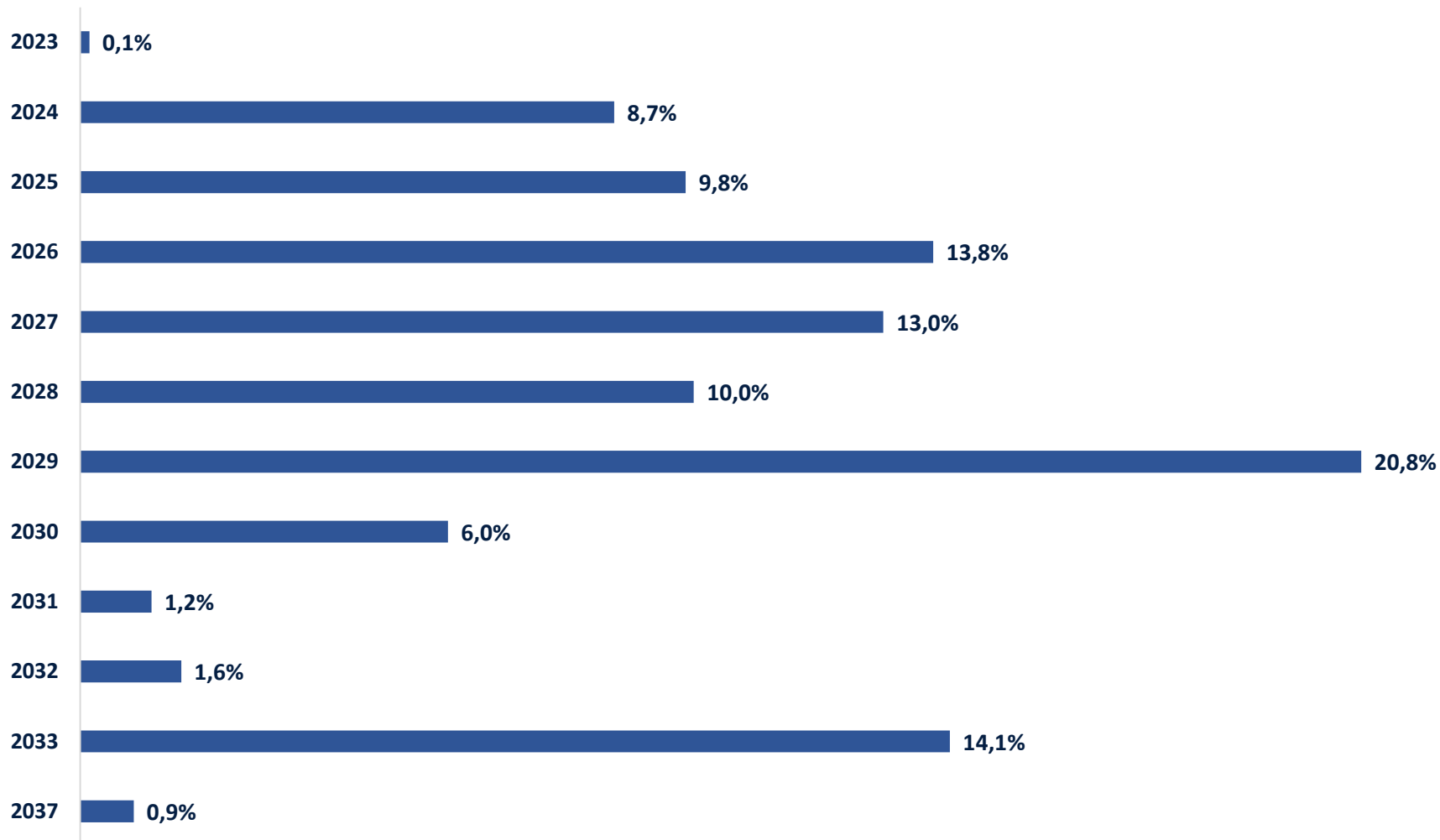
By Geographic Location

*Other: Bucaramanga, Cúcuta, Envigado, Ibagué, Villavicencio

Prospect limit:
 >1 million inhab. (up to 50%, except Bogotá)
 >500 thousand inhab. (up to 30%)
 >300 thousand inhab. (up to 20%)
 >Other (up to 15%)



Lease Contracts



3,08%
Economic Vacancy



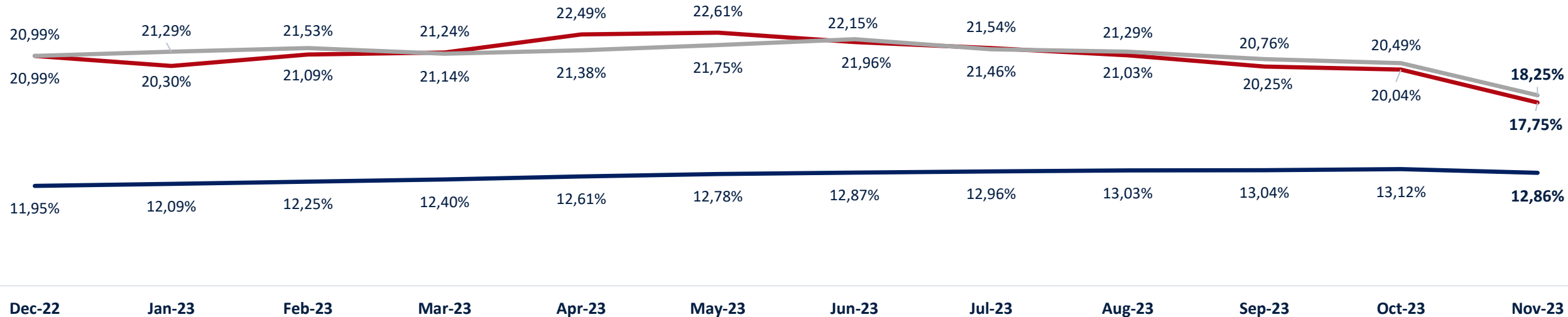
37
No. Lessees



4,97 years
Weighted average of
remaining time of lease
contracts.



Return



— Since the Beginning — YTD* — LTM**



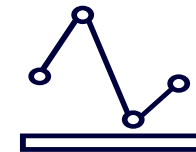
12,86% AE
Return Since Inception
October 2018 – November 2023



54,7%
Capital Appreciation
45,3%
Cash Flow Yield



18,25% AE
LTM Return:
Dec. 2022 – Nov. 2023

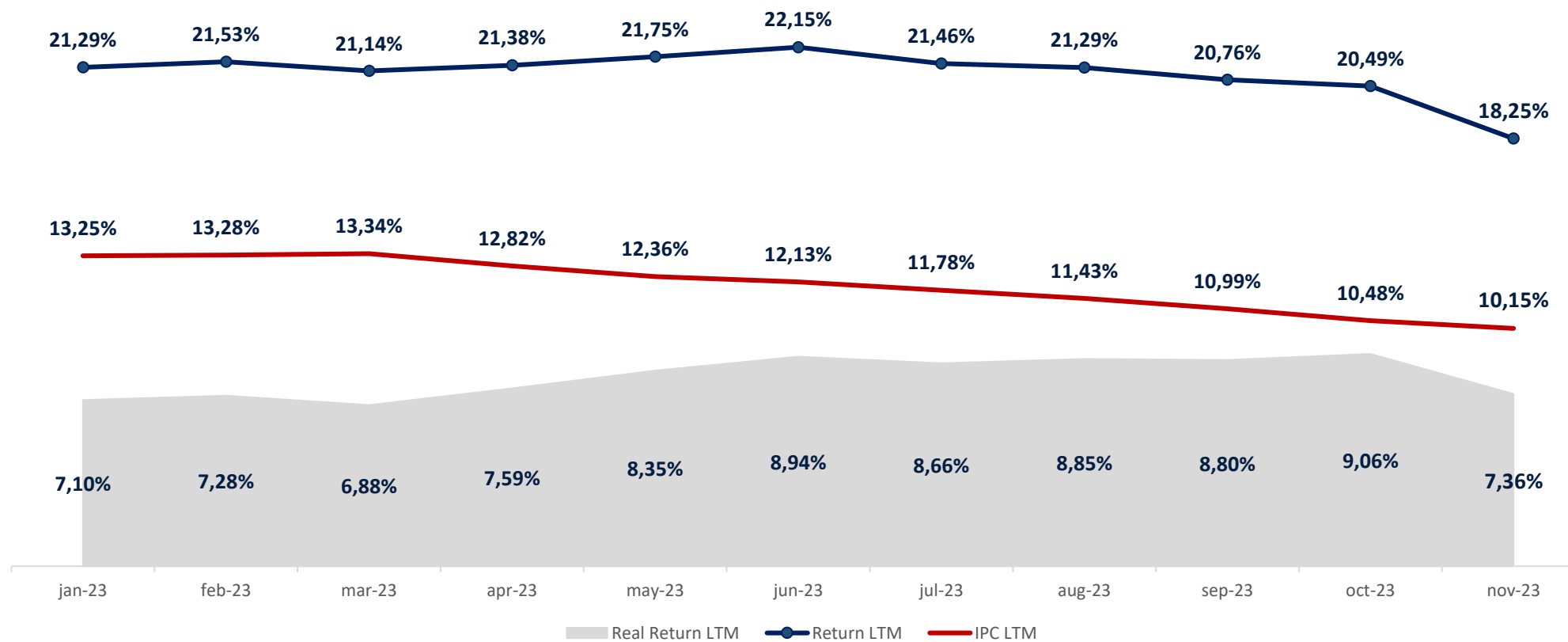


17,75% AE
Year-to-Date Return:
November 2023

* YTD: Year-to-date
** LTM: Last 12 Months



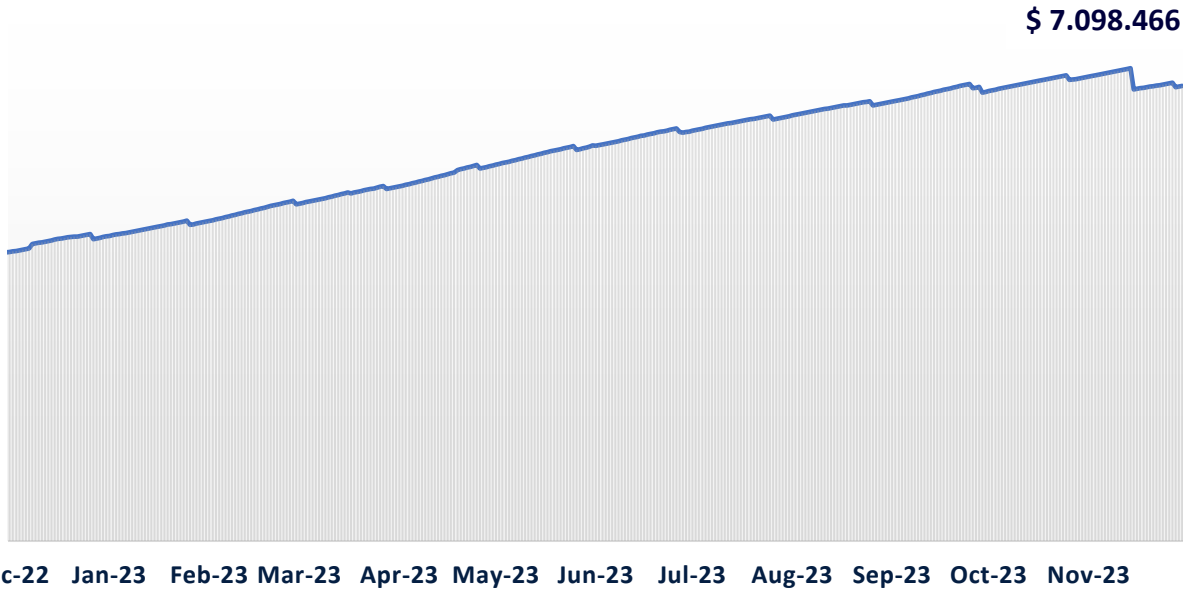
Return



* LTM: Last 12 Months



TIN Security Value



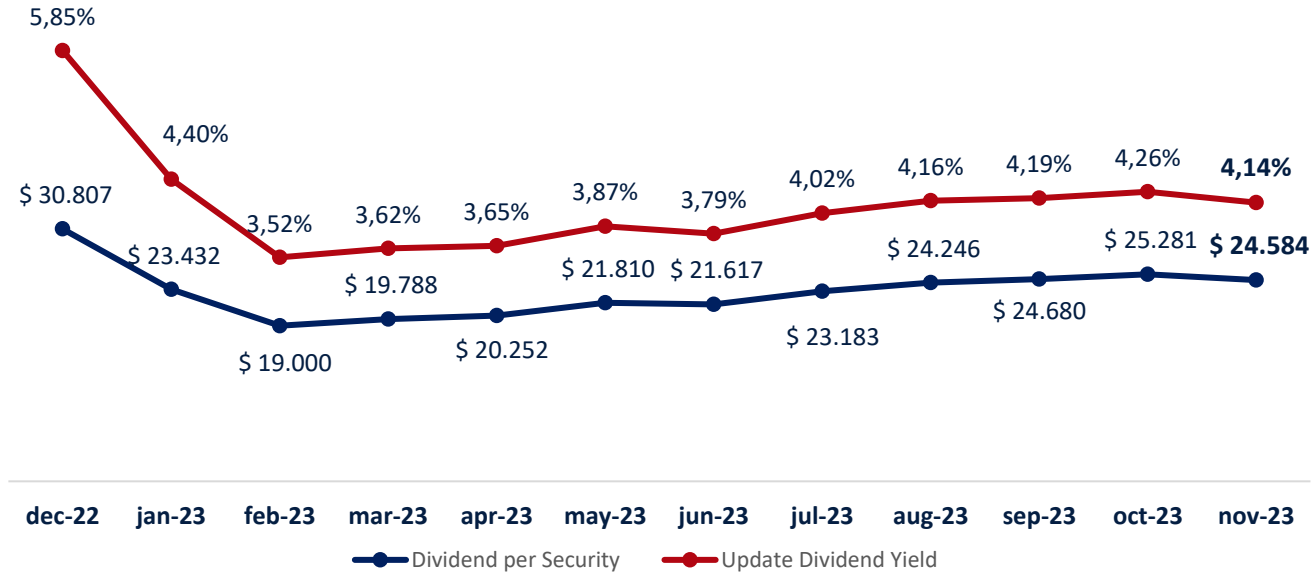
7.098.466

Security Value on October 31, 2023.

13,39%

LTM Security Value's Increase
\$6.260.265 (Security Value December. 1, 2022)

Dividend Yields & Returns



4,13%
Average DY LTM:
12/2022 – 11/2023

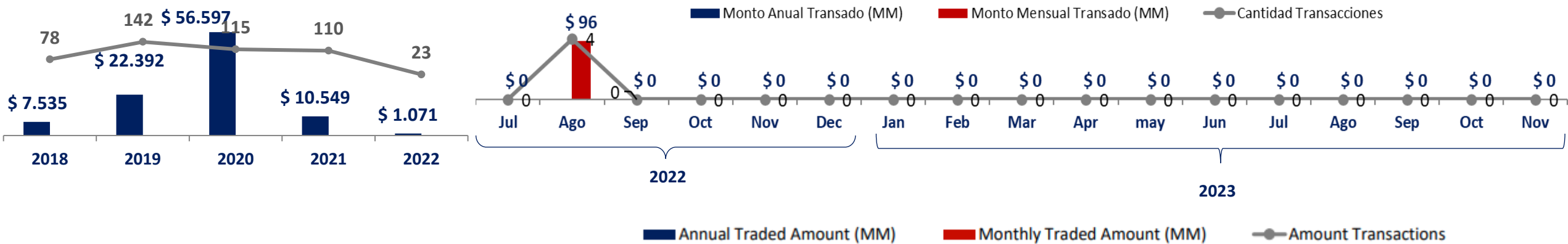
3,97%
Average DY YTD:
11/2023

4,14%
DY Previous month:
11/2023



Total Traded Amount (COP Millions)

 **52.605**
Outstanding TIN securities



COP 0 Million
Traded / Month



COP 0 Million
Traded / 2023



Without
Price WA* / Month



100%
Valuation Price**



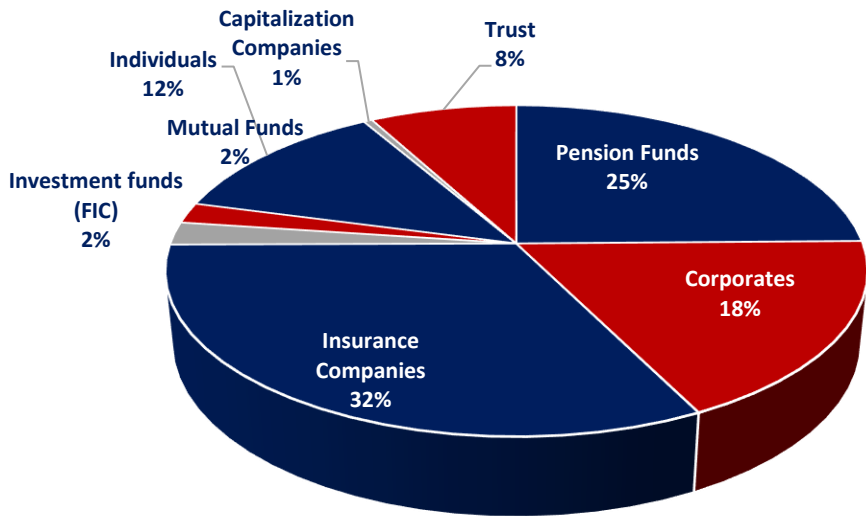
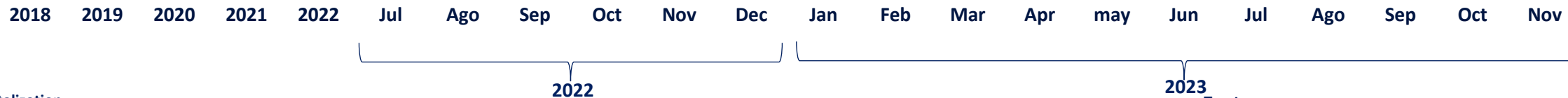
COP\$ 0
Daily Average Traded
/Month

*WAP: Weight average price
** Precia's valuation Price Nov 30 2023



Trade Price (weighted average)

101,4% 101,3% 101,5% 94,5% 92,6% 90,0% 89,2%

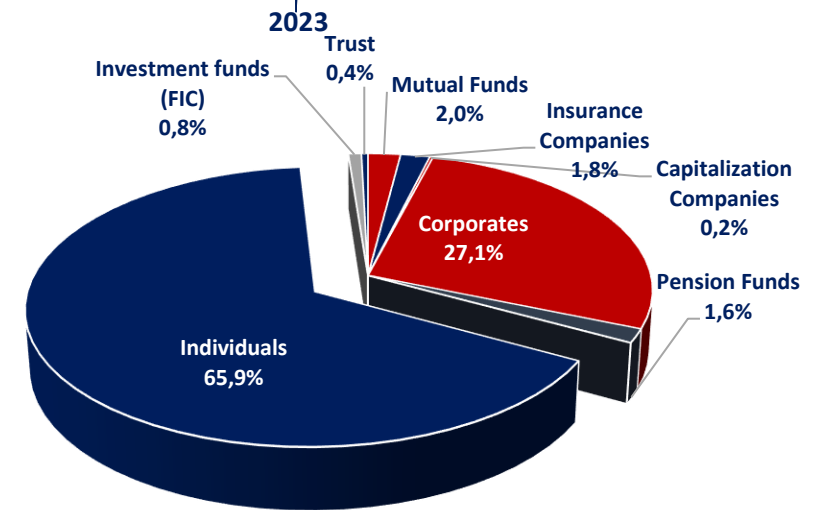


Investors per amount



490

TIN Securities Investors



Number of investors

